



Welsh Property Services

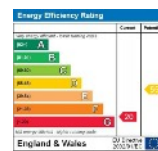
01654 710500

www.welshpropertyservices.com

info@welshpropertyservices.com

**PLAS TEG
LLWYNGWRIL
LL37 2QB**

Price £325,000



**3 bedroom detached dormer bungalow
Situated in an elevated position
With stunning sea and hillside views
Enclosed garden and single garage
In need of some modernisation**

Company Registration Number: 10048640 (Wales)

J & J Property Services (Wales) Limited

VAT No: 236 0365 26

This detached dormer bungalow is situated on the edge of the village of Llwyngwrl, in an elevated position with stunning uninterrupted views over fields to Cardigan Bay. Comprising lounge, kitchen /diner, utility area, contemporary shower room, sun room and double bedroom on the ground floor and a further 2 double bedrooms and cloakroom on the 1st floor. With enclosed maturely planted garden laid to lawn with paved patio, tarmac parking for several vehicles, and access to a single garage. Calor gas centrally heated with upvc double glazing.

Llwyngwrl is a small and stunningly beautiful village on the shores of Cardigan Bay. The village has a shop and pub. There is a daily bus and mainline rail service. Tywyn, which is approximately ten miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises paved steps up to:

LOBBY

Tiled floor, glazed door to;

L SHAPED ENTRANCE HALL

Laminate floor, built in cupboard.

LOUNGE

4.44 x 3.65 into bay.

Bay window to front, window to side, marble style fireplace with electric fire.

KITCHEN

6.80 x 3.00

Windows to rear and side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for slim line dishwasher, ceramic hob, eye level oven, integral fridge/freezer, Worcester Calor gas boiler, vinyl floor, door to;

REAR LOBBY AND UTILITY AREA

Door to side with access to garden, plumbing for washing machine, Belfast sink, electric meter and consumer unit located here.

Off entrance hallway to;

BEDROOM 1

4.27 x 3.68 into bay.

Bay window to front, window to side, built in double wardrobe.

SHOWER ROOM

2.57 x 1.99

Window to rear, vanity wash basin, w c, tiled shower cubicle, heated towel rail, part tiled walls, vinyl floor.

SUN ROOM

3.46 x 2.33

Windows on 3 elevations, French doors to side, tiled floor, poly carbonate roof.

Off entrance hall, stairs to:

1ST FLOOR LANDING

Window to front, built in cupboard housing hot water cylinder and cold water tank, walk in under eaves cupboard.

SEPARATE W C

W.c wash basin, vinyl floor.

BEDROOM 2

3.68 x 3.62

Window to side with partial sea views, built in double cupboard, vanity wash basin.

BEDROOM 3

3.79 x 3.66

Window to side, built in cupboard with slatted shelving.

OUTSIDE FRONT

Gated entrance to tarmac driveway, laid to lawn, mature shrubs, hedges and trees, paved terrace, access either side to rear, laid to lawn, pre cast concrete garage, calor gas bottles.

WHAT3WORDS: spaced. raced. highbrow

ASSESSMENTS

Band E

TENURE

The property is Freehold.

SERVICES

Mains water, electricity and main drainage. Calor gas central heating.

Viewing by appointment only with Welsh Property Services.

Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE.
01654 710 500 - info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

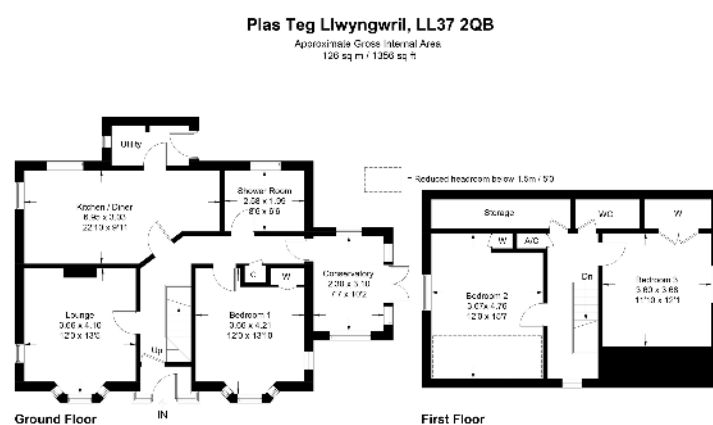


Illustration for identification purposes only; measurements are approximate, not to scale.





